Definitions

ACCESS
Means that area of land over which a site or lot obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease, or common property as defined in section 2 of the Unit Titles Act 1972.

ACCESS LEG
In relation to a rear lot or rear site, means the strip of land, which is included in the ownership of that lot or site, and which provides the legal, physical access from the frontage legal road to the net area of the lot or site.

ACCESS LOT
Means a lot which provides the legal access or part of the legal access to one or more lots, and which is held in the same ownership or by tenancy-in-common in the same ownership as the lot(s) to which it provides legal access.

ACCESSORY BUILDING
In relation to any site means any detached building the use of which is incidental to the principal building, use or activity on that site, and for residential activities includes a sleep out, garage or carport, garden shed, glasshouse, swimming pool, mast, shed used solely as a storage area, or other similar structure, provided that any garage or carport which is attached to or a part of any building shall be deemed to be an accessory building.

ACCESSWAY
Means pedestrian access as defined in section 315 of the Local Government Act 1974.

ACT

ACTIVITY SENSITIVE TO AIRCRAFT NOISE (ASAN)
Means any residential activity, visitor accommodation, community activity and day care facility as defined in this District Plan including all outdoor spaces associated with any educational facility but excludes police stations, fire stations, courthouses, probation and detention centres, government and local government offices.

ACTIVITY SENSITIVE TO AIRCRAFT NOISE (ASAN) WANAKA
Means any residential activity, visitor accommodation activity, community activity and day care facility activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.

ADJOINING
Land shall be deemed to be adjoining other land, notwithstanding that it is separated from the other land only by a road, railway, drain, water race, river or stream.

AIRCRAFT
Means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth.

AIRCRAFT OPERATIONS
Includes the operation of aircraft during landing, take-off and taxiing but excludes:
1. aircraft operating in an emergency;
2. aircraft using the Airport as an alternative to landing at a scheduled airport;
3. military aircraft movements;
4. engine testing.

AIR NOISE BOUNDARY
Means a boundary, the location of which is based on predicted day/night sound levels of Ldn 65 dBA from future airport operations. The location of the boundary is shown in Figure 31a.

AIR NOISE BOUNDARY QUEENSTOWN (ANB)
Means a boundary as shown in District Plan Map 31A, the location of which is based on the predicted day/night sound level of 65 dBA from airport operations in 2037.

AIRPORT AERODROME
Means any defined area of land or water intended or designed to be used whether wholly or partly for the landing, departure, movement or servicing of aircraft.

AIRPORT OPERATOR
Means the person or body that has the necessary statutory authority for the establishment, maintenance, operation or management of the airport.

ALL WEATHER STANDARD
Means a pavement which has been excavated to a sound subgrade, backfilled and compacted to properly designed drainage gradients with screened and graded aggregate and is usable by motor vehicles under all weather conditions, and includes metallised and sealed surfaces.

AMENITY OR AMENITY VALUES
Has the same meaning as defined in section 2 of the Act for amenity values.

AMENITY TREE PLANTING
Means the planting of trees in the immediate vicinity of buildings.

AMENITY VEGETATION
Means vegetation, including trees, in the immediate vicinity of buildings.

ANCILLARY RETAIL OR ANCILLARY COMMERCIAL ACTIVITY
Means any retail or commercial use located within the Lakeview sub-zone that is on the same site as an activity provided for by rule 10.6.3.2A.i, a convention centre, visitor accommodation or commercial recreational and/or commercial tourist activity in a building housing an activity provided for by rule 10.6.3.2A.i, and the retail or commercial use is incidental to that activity. The Ancillary Retail or Ancillary Commercial activities must be consented at the same time as the convention centre, visitor accommodation or commercial recreational and/or commercial tourist activity provided for by rule 10.6.3.2A.i.

Examples include a restaurant or souvenir shop in association with a hotel or retail activity associated with a commercial recreation and or tourist activity.

ANTENNA
Means telecommunications apparatus, being metal rod, wire or other structure, by which signals are transmitted or received, including any bracket or attachment but not any support mast or similar structure.

ARCHAEOLOGICAL SITE
Means an archaeological site as defined in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014.
AREA MEDIAN INCOME (AMI) Means the median household income for the Queenstown Lakes District as published by Statistics New Zealand following each census, and adjusted annually by the Consumer Price Index (CPI).

AUTOMOTIVE AND MARINE SUPPLIER (Three Parks and Industrial B Zones) Means a business primarily engaged in selling automotive vehicles, marine craft, accessories to and parts for such vehicles and craft, and without limiting the generality of this term, includes suppliers of:
- boats and boating accessories;
- cars and motor cycles;
- auto parts and accessories;
- trailers and caravans; and
- tyres and batteries.

BACK LANE SITE (Three Parks Zone) Means a site that gains vehicular access via a private back lane, as opposed to directly off the street, where the back lane is between 5m and 6m in width.

BACKPACKER HOSTEL Means visitor accommodation where rooms and other facilities are shared by more than one person and beds are let as distinct from guest rooms.

BALCONY Means a floor at other than ground level having at least one side completely open except for a balustrade of a maximum height of 1.2m above balcony floor level. The balcony may be roofed and shall have direct access to the residential unit it serves.

BAR In relation to any hotel or tavern, means any part of the hotel or tavern which is used principally for the sale, supply or consumption of liquor on the premises. Bar area shall exclude areas used for storage, toilets or like facilities and space.


BLOCK PLANS (Three Parks Zone) A comprehensive plan covering at least one street block which shows how all the land will be developed and which includes fixed lot boundaries and building platforms, building typologies including elevations, the outdoor living spaces, and the location, design, and dimensions of carparking, driveways, and accessways.

BOAT Means a vessel, appliance or equipment used or designed to be used for flotation and navigation on or through the surface of water other than a wetsuit or life-jacket, and includes any aircraft whilst such aircraft is on the surface of the water. Craft or boating craft shall have the same meaning. Boating activities shall mean activities involving the use of boats on the surface of water.

BOUNDARY Means any boundary of the net area of a site and includes any road boundary or internal boundary. Site boundary shall have the same meaning as boundary.

INTERNAL BOUNDARY Means any boundary of the net area of a site other than a road boundary.

BOUNDARY MEANS any boundary of the net area of a site other than a road boundary or internal boundary. Site boundary shall have the same meaning as boundary.

BOUNDARY OR INTERNAL BOUNDARY Means any boundary of the net area of a site other than a road boundary.

BOUNDARY MEANS any boundary of the site and includes any road boundary or internal boundary. Site boundary shall have the same meaning as boundary.

BOUNDARY FENCING In the Mount Cardrona Station Special Zone means any fence that is located on or near the site boundary, and which demarcates the boundary of the private allotment from surrounding sites and public spaces.

BUILDING SHALL have the same meaning as in the Building Act 1991, but does not include:
- Fences or walls of 2m in height or less above ground level or retaining walls or 2m in height or less below ground level, not used for a sign or for any purpose other than as a fence, retaining wall or wall.
- Structures less than 5m² in area and in addition less than 2m in height above ground level.
- Masts and poles less than 2m in height above ground level.
- The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works that involve underground piping of the Arrow Irrigation Race.

BUILDING MEANS a business primarily engaged in selling automotive vehicles, marine craft, accessories to and parts for such vehicles and craft, and without limiting the generality of this term, includes suppliers of:
- cars and motor cycles;
- auto parts and accessories;
- trailers and caravans; and
- tyres and batteries.

BUILDING (Remarkables Park Zone) MEANS that portion of the net area of a site which is covered by buildings or parts of buildings, including overhanging or cantilevered parts of buildings, expressed as a percentage or area. Building Coverage shall only apply to buildings at ground, or above ground level. The following shall not be included in Building Coverage:
- Pergolas
- That part of eaves and/or spouting, fire aprons or bay or box windows projecting 600mm or less horizontally from any exterior wall.
- Uncovered terraces or decks which are not more than 1m above ground level.
- Uncovered swimming pools no higher than 1m above ground level.
- Fences, walls and retaining walls.
- Driveways and outdoor paved surfaces.
<table>
<thead>
<tr>
<th><strong>BUILDING LINE RESTRICTION</strong></th>
<th>Means a restriction imposed on a site to ensure when new buildings are erected or existing buildings re-erected, altered or substantially rebuilt, no part of any such building shall stand within the area between the building line and the adjacent site boundary.</th>
</tr>
</thead>
</table>
| **BUILDING SUPPLIER (Three Parks and Industrial B Zones)** | Means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of buildings and without limiting the generality of this term, includes:  
- glaziers;  
- locksmiths; and  
- suppliers of:  
  - awnings and window coverings;  
  - bathroom, toilet and sauna installations;  
  - electrical materials and plumbing supplies;  
  - heating, cooling and ventilation installations;  
  - kitchen and laundry installations, excluding standalone appliances;  
  - paint, varnish and wall coverings;  
  - permanent floor coverings;  
  - power tools and equipment;  
  - safes and security installations; and  
  - timber and building materials. |
| **BULK EARTHWORKS** | Means Earthworks with a total volume greater than 50,000m³ |
| **BUS SHELTERS** | In the Mount Cardrona Station Special Zone means buildings providing shelter for passengers using bus services. |
| **CAMPING GROUND** | Means camping ground as defined in the Camping Ground Regulations 1985. |
| **CARRIAGEWAY** | Means the portion of a road devoted particularly to the use of motor vehicles. |
| **CLEANFILL** | Means a site used solely for the disposal of Cleanfill. A Cleanfill Facility may include stockpiling, landscaping and rehabilitation works. |
| **CLEANFILL FACILITY** | Means involving payment, exchange or other consideration. |
| **COMMERCIAL ACTIVITY** | Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment or services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, registered holiday homes and registered homesteads. |
| **COMMERCIAL LIVESTOCK** | Means livestock bred, reared and/or kept on a property for the purpose of commercial gain, but excludes domestic livestock. |
| **COMMERCIAL RECREATIONAL ACTIVITIES** | Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity, excluding ski area activities. |
| **COMMUNITY ACTIVITY** | Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes schools, hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices. |
| **COMMUNITY FACILITY** | In relation to a community facility sub-zone means the use of land and/or buildings for Health Care services, Hospital activities, ambulance facilities, elderly person housing and carparking and residential accommodation ancillary to any of these activities. |
| **COMMUNITY HOUSING** | Means Residential Activity that maintains long term affordability for the use of Retention Mechanism, and whose cost to rent or own is within the reasonable means of low and moderate income households. |
| **COMPREHENSIVE RESIDENTIAL DEVELOPMENT** | Means a comprehensively planned and designed collection of two or more Residential units where:  
(a) the building and subdivision consents are submitted concurrently  
(b) the net area for a residential unit is less than 450m²  
(c) the net area of the site containing all residential units is 2000m² or larger |
| **CONDominiums** | Means residential units build in groups so as to achieve high density development of land, often on multiple levels. |
| **CONVENIENCE RETAIL** | Means a subset of retail involving a dairy, grocery store or newsagent and lunch bars, or café and restaurants where the gross floor area does not exceed 200m² GFA. |
| **CONVENTION CENTRE** | Means building(s) and their use for functions and may include auditorium(s), concert hall(s), lecture hall(s), meeting room(s), conference room(s), banquet room(s), exhibition space(s) and ancillary services. For the purpose of this definition, convention centres do not include visitor accommodation. |
| **COUNCIL** | Means the Queenstown-Lakes District Council or any Committee, Sub-Committee, Community Board, Commissioner or person to whom any of the Council’s powers, duties or discretions under this Plan have been lawfully delegated pursuant to the provisions of the Act. District council shall have the same meaning. |
| **CRITICAL LISTENING ENVIRONMENT** | Means any space that is regularly used for high quality listening or communication, for example principal living areas, bedrooms and classrooms but excludes non-Critical Listening Environments. |
### Day Care Facility
Meaning land and/or buildings used for the care during the day of elderly persons with disabilities and/or children, other than those residing on the site.

### Development
For the purpose of determining financial contributions, development means development or re-development of the site and includes the construction, erection, establishment or alteration of any building, and the following:
- Any earthworks, filling or reclamation of land, or the making of any retaining walls or other works relating to that earthworks, filling or reclamation.
- The provision for or installation of any mode of transport including any railway or tramway relating to any such construction or erection, establishment or alteration.
Excludes any utility, the construction or alteration of any pipeline or associated works on land that is not otherwise subject to development.

### Design Review Board
In the Mount Cardrona Station Special Zone means a panel of at least four members who assess the design of subdivisions and buildings, who are agreed to by the Council and the developer and who are qualified in the following professions: landscape architecture, architecture, resource management planning, urban design.

### Design Sound Level
Means 40 dB Ldn in all Critical Listening Environments.

### Domestic Livestock
Meaning: Not more than 2 sows and their progeny up to weaner stage or not more than 5 weaned pigs; and not more than 12 adult poultry in an Urban or Residential Zone or not more than 50 adult poultry in a Rural or Rural Living Zone; bred, reared and/or kept on a property; and Any number of livestock bred, reared and/or kept on a property for family consumption, or as pets, or for hobby purposes and from which little or not financial gain is derived.

### Earthworks
Meaning the disturbance of land by the removal or depositing of material. Earthworks includes excavation, fill, cuts, batters and formation of roads, access and tracks, and the use of Cleanfill, but Earthworks does not include:
- The cultivation of land, planting of vegetation including trees,
- Mining Activities,
- Cleanfill Facilities,
- Removal or deposition of material associated with new fence lines in the Rural General Zone, for farming uses only, where any cut or fill does not exceed 1 metre in height and 1 metre in width.

### Definitions

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<table>
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<tr>
<th>Definition</th>
<th>Meaning</th>
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<td>Earthworks</td>
<td>Meaning the disturbance of land by the removal or depositing of material. Earthworks includes excavation, fill, cuts, batters and formation of roads, access and tracks, and the use of Cleanfill, but Earthworks does not include: The cultivation of land, planting of vegetation including trees, Mining Activities, Cleanfill Facilities, removal or deposition of material associated with new fence lines in the Rural General Zone, for farming uses only, where any cut or fill does not exceed 1 metre in height and 1 metre in width.</td>
</tr>
<tr>
<td>Educational Facility</td>
<td>Means land and/or buildings used for the provisions of regular instruction or training and includes their ancillary administrative, cultural and commercial facilities.</td>
</tr>
<tr>
<td>Elderly Persons Housing Unit</td>
<td>Means one of a group of residential units developed solely for the accommodation of elderly persons, and where not owned by the Crown or a local authority, is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is limited to elderly persons.</td>
</tr>
<tr>
<td>Erection of a Building</td>
<td>In relation to a subdivision means the completion of all framing, firewalls, fire ceilings and fire floors, and the affixing of all roof materials.</td>
</tr>
<tr>
<td>Exotic</td>
<td>In relation to trees and plants means species which are not indigenous to that part of the New Zealand.</td>
</tr>
<tr>
<td>External Appearance</td>
<td>In relation to buildings means the bulk and shape of the building including roof pitches, the materials of construction and the colour of exterior walls.</td>
</tr>
<tr>
<td>Factory Farming</td>
<td>Includes: The use of land and/or buildings for the production of commercial livestock where the regular feed source for such livestock is substantially provided other than from grazing the site concerned: Boarding of animals, Mushroom farming.</td>
</tr>
<tr>
<td>Farming Activity</td>
<td>Means the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock. Excludes residential activity, home occupations, factory farming and forestry activity. Means the use of lakes and rivers for access for farming activities.</td>
</tr>
<tr>
<td>Farm Building</td>
<td>Means a building (as defined) necessary for the exercise of farming activities (as defined) and: (a) Excludes buildings for the purposes of residential activities, home occupations, factory farming and forestry activities. (b) Excludes visitor accommodation and temporary accommodation.</td>
</tr>
<tr>
<td>Farming and Agricultural Supplier (Three Parks and Industrial B Zones)</td>
<td>Means a business primarily engaged in selling goods for consumption or use in the business operations of primary producers or in animal husbandry and without limiting the generality of this term, includes: Equestrian and veterinary suppliers; Farming and horticultural equipment suppliers; Seed and grain merchants; and Stock and station outlets.</td>
</tr>
<tr>
<td>Farm Yard Car Park</td>
<td>In the Mount Cardrona Station Special Zone means an area providing parking for adjacent residential units and secondary units, and includes all parking spaces and manoeuvre areas.</td>
</tr>
</tbody>
</table>
### Definitions

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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<tbody>
<tr>
<td><strong>Defenitions</strong></td>
<td></td>
</tr>
<tr>
<td><strong>FLATBOARD</strong></td>
<td>Means a portable sign that is not self-supporting.</td>
</tr>
<tr>
<td><strong>FLOOD PROTECTION WORK</strong></td>
<td>Means works, structures and plantings for the protection of property and people from flood fairways or lakes, the clearance of vegetation and debris from flood fairways, stopbanks, access tracks, rockwork, anchored trees, wire rope and other structures.</td>
</tr>
<tr>
<td><strong>FOOD AND BEVERAGE OUTLET (Three Parks Zone)</strong></td>
<td>Means the use of land or buildings primarily for the sale of food and/or beverages prepared for immediate consumption on or off the premises to the general public. It includes restaurants, taverns, cafes and takeaway bars, and excludes supermarkets.</td>
</tr>
<tr>
<td><strong>FOOD AND BEVERAGE OUTLET (Industrial B Zone)</strong></td>
<td>Means the use of land or buildings primarily for the sale of food and/or beverages prepared for immediate consumption on or off the premises to the general public. It includes restaurants, cafes and takeaway bars, and excludes supermarkets.</td>
</tr>
<tr>
<td><strong>FORESTRY ACTIVITY</strong></td>
<td>Means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production in excess of 0.5ha in area. Plantation Forestry is as defined by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017.</td>
</tr>
<tr>
<td><strong>FORMED ROAD</strong></td>
<td>Means a road with a carriageway constructed to an all-weather standard with a minimum width of 3m.</td>
</tr>
<tr>
<td><strong>FREE STANDING SIGN</strong></td>
<td>Means a self-supporting sign not attached to a building and includes a sign on a fence and a sandwich board.</td>
</tr>
<tr>
<td><strong>FRONTAGE</strong></td>
<td>Means the road boundary of any site.</td>
</tr>
<tr>
<td><strong>FRONT SITE</strong></td>
<td>Means a site having one or more frontages to a road or private road, at least one such frontage to be not less than 6m.</td>
</tr>
<tr>
<td><strong>FULL-TIME EQUIVALENT PERSON</strong></td>
<td>Means the engagement of a person of persons in an activity on a site for an average of 8 hours per day worked assessed over any 14 day period.</td>
</tr>
<tr>
<td><strong>GARAGE</strong></td>
<td>Is included within the meaning of residential unit, and means a building or part of a building principally used for housing motor vehicles and other ancillary miscellaneous items.</td>
</tr>
<tr>
<td><strong>GARDEN AND PATIO SUPPLIER (Three Parks and Industrial B Zones)</strong></td>
<td>Means a business primarily engaged in selling goods for permanent exterior installation or planting and without limiting the generality of this term, includes:</td>
</tr>
<tr>
<td>• garden centres;</td>
<td></td>
</tr>
<tr>
<td>• landscape suppliers; and</td>
<td></td>
</tr>
<tr>
<td>• suppliers of:</td>
<td></td>
</tr>
<tr>
<td>• bark and compost;</td>
<td></td>
</tr>
<tr>
<td>• clothes hoists and lines;</td>
<td></td>
</tr>
<tr>
<td>• conservatories, sheds and other outbuildings;</td>
<td></td>
</tr>
<tr>
<td>• fencing, gates and trellises;</td>
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</tr>
<tr>
<td>• firewood;</td>
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<tr>
<td>• garden machinery;</td>
<td></td>
</tr>
<tr>
<td>• outdoor recreational fixtures and installations;</td>
<td></td>
</tr>
<tr>
<td><strong>GROSS FLOOR AREA</strong></td>
<td>Means the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings.</td>
</tr>
<tr>
<td><strong>GROUND FLOOR AREA (FOR SIGNS)</strong></td>
<td>Shall be measured:</td>
</tr>
<tr>
<td>a) horizontally, by the length of the building along the road, footpath, access way or service lane to which it has frontage.</td>
<td></td>
</tr>
<tr>
<td>b) vertically by the height from the surface of the road, footpath, access way or service lane or, as the case may be, to the point at which the top of the verandah, if any, meets the wall of the building or to a height of 3m above the surface of the road, footpath, access way or service lane, whichever is less.</td>
<td></td>
</tr>
<tr>
<td><strong>GROUND LEVEL</strong></td>
<td>Ground Level means: The surface of the ground prior to any earthworks on the site, except that where the surface of the ground has been altered through earthworks carried out as part of a subdivision under the Resource Management Act 1991 or Local Government Act 1974 “ground level” means the finished surface of the ground following completion of works associated with the most recently completed subdivision.</td>
</tr>
<tr>
<td>• “Earthworks” has the meaning given in the definition of that term in this Plan and includes earthworks carried out at any time in the past.</td>
<td></td>
</tr>
<tr>
<td>• “Completed subdivision” means a subdivision in respect of which a certificate pursuant to section 224(c) of the Resource Management Act 1991 or a completion certificate under the Local Government Act 1974 has been issued.</td>
<td></td>
</tr>
<tr>
<td>• “Earthworks carried out as part of a subdivision” does not include earthworks that are authorized under any land use consent for earthworks, separate from earthworks approved as part of a subdivision consent.</td>
<td></td>
</tr>
<tr>
<td>• This definition does not apply to Rules 10.6.5.1 (xi)(a) and (b), which set out special height rules for the area bounded by Man, Hay, Brecon and Shotover Streets in the Queenstown town centre.</td>
<td></td>
</tr>
</tbody>
</table>

**Note**
DEFINITIONS

GROUND LEVEL ( Remarkables Park Zone)

Means the actual ground level being either:
(i) the ground level shown on the Remarkables Park Zone Survey Contour Plan dated 31st July 2004; or
(ii) the ground level shown on the contour plan (certified by a Registered Surveyor) approved by the first Implementer resource consent to recontour that land after 31 July 2004 Excluding any excavation carried out for basements or underground carparks for buildings.

With respect to buildings: “Ground level” shall be calculated
a) at the external walls of each discrete building component (excluding basement accessways), and
b) as either average or rolling ground levels where:
   “Average ground level” means the horizontal average of the ground level measured at one metre intervals.
   “Rolling ground level” means the ground level at any given point on a plane extended across the coverage of buildings.

HABITABLE SPACE (Three Parks Zone)

Means any internal space within a building, other than garages, bathrooms, laundries, or storage (including wardrobes).

HANDICRAFTS

Means goods produced by the use of hand tools or the use of mechanical appliances where such appliances do not produce the goods in a repetitive manner according to a predetermined pattern for production run purpose.

HAPU

Means sub-tribe.

HARD SURFACING

In relation to any site means any part of that site which is impermeable and includes:
- Concrete, bitumen or similar driveways, paths or other areas paved with a continuous surface or with open jointed slabs.
- Driveways, paths or other areas covered with a continuous surface or with open jointed slabs.

HAZARDOUS SUBSTANCE

Means any substance with one or more of the following characteristics:
- Explosives
- Flammability
- A capacity to oxidise
- Corrosiveness
- Toxicity
- Ecotoxicity
- Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph a to this definition.

HAZARDOUS WASTES

Means wastes of any hazardous substance(s).

HEALTH CARE FACILITY

Means land and/or buildings used for the provision of services relating to the physical and mental health of people and animals but excludes facilities used for the promotion of physical fitness or beauty such as gymnasia, weight control clinics or beauticians.

HEAVY VEHICLE

Means a motor vehicle, other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward, the gross laden weight of which exceeds 3500kg; but does not include a traction engine or vehicle designed solely or principally for the use of fire brigades in attendance at fires. (The Heavy Motor Vehicle Regulation 1974).

HEIGHT

In relation to a building means the vertical distance between ground level (as defined) at any point and the highest part of the building immediately above that point, except that this measurement is not relevant when assessing the number of storeys in the Three Parks Zone. For the purpose of calculating height in all zones, other than in relation to assessing the number of storeys in the Three Parks Zone as specified above, account shall be taken of parapets, but not of:
- Aerials and/or antennas, mounting fixtures, mast caps, lightning rods or similar appendages for the purpose of telecommunications but not including dish antennae which are
<p>| HERITAGE LANDSCAPE | Means land surfaces, (which are defined by their value and significance to a group in society) that have been modified by human activity and define significant past patterns of land use, relationships and experiences of humans with their surroundings, which may include cultural, spiritual, historic, aesthetic, ecological and scientific values. Heritage landscapes may encompass natural terrain, physical structures and processes, archaeological sites or remains, pathways, habitats, the context and setting of these areas and cultural meaning (beliefs and practices, histories and myths) with elements of these overlaying one another over time. |
| HISTORIC EQUIPMENT | In the Mount Cardrona Station Special Zone means items of an historic nature that reflect the past goldmining and pastoral activities undertaken within the Cardrona Valley. |
| HOLDING | Means an area of land in one ownership and may include a number of lots and/or titles. |
| HOME OCCUPATION | Means the use of a site for an occupation, business, trade or profession in addition to the use of that site for a residential activity and which is undertaken by person(s) living permanently on the site, but excludes homestay. This definition does not apply in the Three Parks Zone. |
| HOME OCCUPATION (Three Parks Zone) | Means the use of a site for a non-residential activity (trade, occupation, profession, or business) in addition to the use of that site for a residential activity, where the non-residential activity occupies no more than 40m² of the GFA of all buildings on the site and where at least one person engaged in the non-residential activity resides permanently on the site and no more than one full-time equivalent person engaged in the activity resides permanently off-site. Home occupations exclude the operation of any visitor accommodation activity or homestay. |
| HOMESTAY | Means a residential activity where an occupied residential unit is also used by paying guests. |
| HOSPITAL | Means any building in which two or more persons are maintained for the purposes of receiving medical treatment; and where there are two or more buildings in the occupation of the same person and situated on the same piece of land they shall be deemed to constitute a single building. |
| HOTEL | Means any premises used or intended to be in the course of business principally for the provision to the public of: a) Lodging; b) Liquor, meals and refreshments for consumption on the premises. |
| HOUSEHOLD | Means a single individual or group of people, and their dependents who normally occupy the same primary residence. |
| HOUSEHOLD INCOME | Means all income earned from any source, by all household members. |
| HYDRO GENERATION ACTIVITY | Means activities associated with the generation of hydro electricity and includes the operation, maintenance, refurbishment, enhancement and upgrade of hydro generation facilities. |
| INDIGENOUS VEGETATION | Means a plant community in which species indigenous to that part of New Zealand are important in terms of coverage, structure and/or species diversity. |
| INDOOR DESIGN SOUND LEVEL | Means 40 dB Ldn in all Critical Listening Environments. |
| INDUSTRIAL ACTIVITY | Means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods |
| INTERNAL BOUNDARY | Of a site means any boundary of the net area of a site other than a road boundary. |
| IWI | Means Tribe. |
| KAIFA | Means a settlement. |
| KAI TAHU | Means the extended family of Tahu, the descendant iwi of Waitaha, Kati Mamoe and Kai Tahu. |
| KAITIAKI | Means guardians. |
| KAITIAKITANGA | Means the exercise of guardianship; and, in relation to a resource, includes the ethic of stewardship based on the nature of the resource itself. |
| KITCHEN FACILITY | Means any space, facilities and surfaces for the storage, rinsing preparation and/or cooking of food, the washing of utensils and the disposal of waste water, including a food preparation bench, sink, oven, stove, hot-plate or separate hob, refrigerator, dish-washer and other kitchen appliances. |
| KOIWI TANGATA | Means unidentified human skeletal remains. |
| LAKE | Shall have the same meaning as in the Resource Management Act 1991. |
| LANDFILL | Means a site used for the deposit of solid wastes onto or into land. |
| LANDSCAPING | Means the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features, the whole of such provision being so arranged as to improve visual amenity, human use and enjoyment and/or to partially or wholly enhance and upgrade of hydro generation facilities. |</p>
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>LARGE FORMAT RETAIL (Three Parks Zone)</td>
<td>Any single retail tenancy which occupies more than 400m² of GFA. Refer definition of GFA.</td>
</tr>
<tr>
<td>LAUNDRY FACILITIES</td>
<td>Means facilities for the rinsing, washing and drying of clothes and household linen, and the disposal of waste water, and includes either a washing machine, tub or clothes dryer.</td>
</tr>
<tr>
<td>LICENSED PREMISES</td>
<td>Means any premises or part of any premises, in which liquor may be sold pursuant to a licence, and includes any conveyance, or part of any conveyance on which liquor may be sold pursuant to the licence.</td>
</tr>
<tr>
<td>LIFT TOWER</td>
<td>Means a structure used for housing lift machinery and includes both the lift shaft and machinery room.</td>
</tr>
<tr>
<td>LIGHT INDUSTRIAL ACTIVITY</td>
<td>Means the use of land and building for an industrial activity where that activity, and the storage of any material, product or machinery (including waste storage) incidental to the activity occurs wholly indoors, within and enclosed by a building. The requirement for the activity to occur indoors does not apply to required car parking and manoeuvring areas. These activities will not require the use, storage or handling of large quantities of hazardous substances nor require air discharge consents.</td>
</tr>
<tr>
<td>LIQUOR</td>
<td>Means any fermented, distilled, or spirituous liquor (including spirits, wine, ale, beer, port, honey mead, stout, cider the sherry) that is found on analysis to contain 1.15% or more alcohol by volume.</td>
</tr>
<tr>
<td>LIVING AREA</td>
<td>Means any room in a residential unit other than a room used principally as a bedroom, laundry or bathroom.</td>
</tr>
<tr>
<td>LOADING SPACE</td>
<td>Means a portion of a site, whether covered or not, clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded.</td>
</tr>
<tr>
<td>LOT</td>
<td>For the purpose of subdivision means a lot, two or more adjoining lots to be held together in the same ownership, or any adjoining area, shown on a subdivision consent plan, except that in the case of land being subdivided under the cross lease or company lease systems or the Unit Titles Act 1972, lot shall have the same meaning as site.</td>
</tr>
<tr>
<td>LOW INCOME</td>
<td>Means Household Income below 80% of the Area Median Income.</td>
</tr>
<tr>
<td>MAHIKA KAI</td>
<td>Means a place where food resources can be produced or procured.</td>
</tr>
<tr>
<td>MANAWHENUA</td>
<td>Means customary authority exercised by an iwi or hapu in an identified area.</td>
</tr>
<tr>
<td>MANOEUVRE AREA</td>
<td>Means that part of a site used by vehicles to move from the vehicle crossing to any parking, garage or loading space and includes all driveways and aisles, and may be part of an access strip.</td>
</tr>
<tr>
<td>MANUFACTURING OF HAZARDOUS SUBSTANCES</td>
<td>Means any process that produces a substance that is hazardous under the United Nations Transportation of Dangerous Goods Code; and includes any process that includes the mixing of material or making a compound product that is hazardous under the United Nations Transportation of Dangerous Goods Code.</td>
</tr>
<tr>
<td>MAST</td>
<td>Means any pole, tower or similar structured designed to carry antennas or dish antennas or otherwise to facilitate telecommunications.</td>
</tr>
<tr>
<td>MEETING PLACE</td>
<td>Has the same meaning as places of assembly.</td>
</tr>
<tr>
<td>MINERAL</td>
<td>Means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water and includes all metallic minerals, non metallic minerals, fuel minerals, precious stones, industrial rocks and building stones and a prescribed substance within the meaning of the Atomic Energy Act 1945.</td>
</tr>
<tr>
<td>MINING ACTIVITY</td>
<td>Means the use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation, taking and associated processing of minerals and includes prospecting and exploration. Mining Activity includes gravel extraction and processing.</td>
</tr>
<tr>
<td>MODERATE INCOME</td>
<td>Means Household Income between 80% and 120% of the Area Median Income.</td>
</tr>
<tr>
<td>MOTORISED CRAFT</td>
<td>Means any boat powered by an engine.</td>
</tr>
<tr>
<td>MULTI UNIT DEVELOPMENT</td>
<td>Relates to any residential development in the Three Parks Zone, that results in three or more residential units either on a site or across a number of sites; and Relates to any development in Activity Area 3 of the Peninsula Bay Zone that involves three or more residential units within a single building. Does not include additions, alterations or accessory buildings.</td>
</tr>
<tr>
<td>NATURE CONSERVATION VALUES</td>
<td>Means the preservation and protection of the natural resources of the District having regard to their intrinsic values, and having special regard to indigenous flora and fauna, natural ecosystems, and landscape.</td>
</tr>
<tr>
<td>NET AREA</td>
<td>In relation to a site or lot, means the total area of the site or lot less any area subject to a designation for any purpose, and/or any area contained in the access to any site or lot, and/or any strip of land less than 6m in width.</td>
</tr>
<tr>
<td>NET FLOOR AREA</td>
<td>Shall be the sum of the floor areas, each measured to the inside of the exterior walls of the building, and shall include the net floor area of any accessory building, but it shall exclude any floor area used for: - lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2m; - stairwells; - tank rooms, boiler and heating rooms, machine rooms, bank vaults; - those parts of any basement not used for residential, retail, office or industrial uses;</td>
</tr>
</tbody>
</table>

DEFINITIONS
DEFINITIONS

**DEFINITIONS**

Queenstown-Lakes District Council – **DISTRICT PLAN** (Aug 2018)

- **Toilets and bathrooms, provided that in the case of any visitor accommodation the maximum area permitted to be excluded for each visitor unit or room shall be 3m²**
- **50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare; parking areas required by the Plan or, accessory to permitted uses in the building.**

<table>
<thead>
<tr>
<th><strong>NIGHT-TIME NOISE BOUNDARY</strong></th>
<th><strong>WANAKA</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means a boundary, as shown in District Plan Map 18a the location of which is based on predicted sound levels of SEL 95 dBA.</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>NOISE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Acoustic terms shall have the same meaning as in NZS 6801:2008 Acoustics – Measurement of environmental sound and NZS 6802:2008 Acoustics – Environmental noise.</td>
</tr>
</tbody>
</table>

- **Lₚ:**
  - Means the day/night level, which is the A-frequency-weighted time-average sound level, in decibels (dB), over a 24-hour period obtained after the addition of 10 decibels to the sound levels measured during the night (2200 to 0700 hours).

- **Lₐₐₑₐₗ_{(15\text{ min})}:**
  - Means the A-frequency-weighted time-average sound level over 15 minutes, in decibels (dB).

- **L_{A\text{Fmax}}:**
  - means the maximum A-frequency-weighted fast-time-weighted sound level, in decibels (dB), recorded in a given measuring period.

<table>
<thead>
<tr>
<th><strong>Noise Limit:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means a Lₐₐₑₐₗ_{(15\text{ min})} or L_{A\text{Fmax}} sound level in decibels that is not to be exceeded.</strong></td>
</tr>
</tbody>
</table>

In assessing noise from helicopters using NZS 6807: 1994 any individual helicopter flight movement, including continuous idling occurring between an arrival and departure, shall be measured and assessed so that the sound energy that is actually received from that movement is conveyed in the Sound Exposure Level (SEL) for the movement when calculated in accordance with NZS 6801: 2008.

<table>
<thead>
<tr>
<th><strong>NON CRITICAL LISTENING ENVIRONMENT</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means any space that is not regularly used for high quality listening or communication including bathroom, laundry, toilet, pantry, walk-in-wardrobe, corridor, hallway, lobby, cloth-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>NOTIONAL BOUNDARY</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means a line 20m from the façade of any residential unit or the legal boundary whichever is closer to the residential unit.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>NORTH THREE PARKS AREA OFFICE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means any of the following:</strong></td>
</tr>
<tr>
<td>- Administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted;</td>
</tr>
<tr>
<td>- Commercial offices being place where trade, other than that involving the immediately exchange for goods or the display or production of goods, is transacted;</td>
</tr>
<tr>
<td>- Professional offices.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>OFFICE FURNITURE, EQUIPMENT AND SYSTEMS SUPPLIERS (Three Parks and Industrial B Zones)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means a business primarily engaged in selling goods for office-type use or consumption and without limiting the generality of this term, includes suppliers of:</strong></td>
</tr>
<tr>
<td>• computers and related equipment;</td>
</tr>
<tr>
<td>• copiers, printers and facsimile machines;</td>
</tr>
<tr>
<td>• integrated telephone systems and equipment; and</td>
</tr>
<tr>
<td>• office furniture, equipment and utensils.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>ON-SITE WORKERS (Three Parks and Industrial B Zones)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means the maximum number of workers that the building has been designed to accommodate at any one time. This may include consultants as well as employees.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>OPEN SPACE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means any land or space which is not substantially occupied by buildings and which provides benefits to the general public as an area of visual, cultural, educational, or recreational amenity values.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>OUTDOOR LIVING SPACE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means an area of open space to be provided for the exclusive use of the occupants of the residential unit to which the space is allocated.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>OUTDOOR RECREATION ACTIVITY</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>OUTDOOR STORAGE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products and wastes, outside a fully enclosed building for periods in excess of 4 weeks in any one year.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>OUTER CONTROL BOUNDARY</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means a boundary, the location of which is based on predicted day/night sound levels of Ldn 55 dBA from future airport operations. The location of the boundary is shown in Figure 31a.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>OUTER CONTROL BOUNDARY (QUEENSTOWN) (OCB)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Means a boundary as shown in District Plan Map 31A, the location of which is based on the predicted day/night sound level of 55dB Ldn from airport operations in 2037.</strong></td>
</tr>
</tbody>
</table>
DEFINITIONS

OUTER CONTROL BOUNDARY
WANAKA
Means a boundary, as shown on the District Plan Map 18A, the location of which is based on the predicted day/night sound levels of 55 dBA Ldn from airport operations in 2036.

OUTLINE DEVELOPMENT PLAN
PARK AND RIDE FACILITY
Means a plan within a zone or over an area of land or a site which delineates the performance standards and/or activities in the identified areas of the zone, or on the site or area of land.

Means an area to leave vehicles and transfer to public transport or car pool to complete the rest of a journey into an urban area. Park and Ride Facilities include car parking areas, public transport interchange and associated security measures, fencing, lighting, ticketing systems, shelter and ticketing structures, landscape planting and earthworks.

PARKING AREA
Means that part of a site within which vehicle parking spaces are accommodated, and includes all parking spaces, manoeuvre areas and required landscape areas.

PARKING SPACE
Means a space on a site available at any time for accommodating one stationary motor vehicle.

PERMEABLE SURFACE
PLACE OF ASSEMBLY
Mean any surface which allows liquid to pass through or penetrate, i.e. soil and grass. It includes permeable paving and surfaces.

Means any land or building used for public and private assembly primarily for worship, recreation, education and discussion and includes churches, church halls, sports clubrooms, pavilions, indoor sports facilities and community centres whether such building has a general ancillary licence or not. It does not include any place of entertainment or licensed premises, other than general ancillary licensed premises.

PLACE OF ENTERTAINMENT
POINTER WATER SUPPLY
Means any theatre, amusement parlour, dance hall or other place used principally for any public meeting, performance or amusements whether a charge is made for admission or not.

Means water supply that meets the criteria of the ‘Drinking Water Standards for New Zealand 1995’ – Ministry of Health or later editions or amendments of the standards.

PRINCIPAL BUILDING
PRIVATE WAY
Means a building, buildings or part of a building accommodating the activity for which the site is primarily used.

Mean the horizontal, at right angles to a site boundary and in towards the location of which is based on the predicted day/night sound levels of 55 dBA Ldn from airport operations in 2036.

PROJECTED ANNUAL AIRCRAFT NOISE CONTOUR (AANC)
PROSPECTING
Means the Projected Annual Aircraft Noise Contours calculated as specified by the Aerodrome Purposes Designation 2, Condition 14.

Means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes:

- Geological, geochemical, and geophysical surveys;

PUBLIC AREA
PUBLIC PLACE
Mean any part(s) of a building open to the public, but excluding any service or access areas of the building.

Mean every public thoroughfare, park, reserve, lake, river to place to which the public has access with or without the payment of a fee, and which is under the control of the District Council, or other agencies. Excludes any trail as defined in this Plan.

REAR SITE
Mean a site which is situated generally to the rear of another site, both sites having access to the same road or private road, and includes sites which have no frontage to a road or private road of 6m or more.

RECEPTION LINES
Mean the lines constructed from points or above a boundary surface or a road surface, the angle of inclination of which is measured from the horizontal, at right angles to a site boundary and in towards the site.

RECREATION
Mean activities which give personal enjoyment, satisfaction and a sense of well being.

RECREATIONAL ACTIVITY
Mean the use of land and/or buildings for the primary purpose of recreation and/or entertainment. Excludes any recreational activity within the meaning of residential activity.

RELOCATABLE
Mean not constructed for permanent location on any particular site and readily capable of removal to another site.

REGISTERED HOLIDAY HOME
Mean a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home pursuant to Part 2.1.13 of the Plan. For the purpose of this definition:

(a) A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building;

(b) A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units;

(c) Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the lettings of the residential unit or the residential flat but not to both.

Advice Notes:
(i) To obtain registration as a Registered Holiday Home the owner of the property must make an application for registration in accordance with Part 2.1.13 of the District Plan.

(ii) There is no requirement to obtain registration for the non-commercial use of a residential unit by other people (for

Queenstown-Lakes District Council – DISTRICT PLAN (Aug 2018)
DEFINITIONS

REGISTERED HOMESTAY
Means a Homestay used by up to 5 paying guests which has been registered as a Registered Homestay by the Council pursuant to Part 2.1.13 of the Plan.
Advice Note:
(i) To obtain registration as a Registered Homestay the owner of the property must make an application for registration in accordance with Part 2.1.13 of the District Plan.

RELOCATION
In relation to a building, means the removal and repositioning of any building from one site to another site.

RESERVE
Means a reserve in terms of the Reserves Act 1977.

RESIDENTIAL ACTIVITY
Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of household livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency refuge accommodation and the non-commercial use of holiday homes.
Excludes visitor accommodation.

RESIDENTIAL FLAT
Means a residential activity that:
• Consists of no more than one flat in the same ownership as the residential unit; and
• Is contained within the same residential unit; and
• If attached to a detached accessory building does not cover more than 50% of the total Gross Floor Area of the building containing the flat and detached accessory building; and
• Contains no more than one kitchen and one laundry; and
• Does not cover more than 35% of the total Gross Floor Area of the building(s) containing the residential unit and flat (but excluding accessory buildings).

RESIDENTIAL UNIT
Means a residential activity which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.

RESTAURANT
Means any land and/or buildings, or part of a building, in which meals are supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale of Liquor Act 1989.

RETAIL SALES/RETAIL/ RETAILING
Means the direct sale or hire to the public from any site, and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment, but excludes recreational activities.

RETAIL MECHANISM
Means those binding agreements which ensure the long term affordability of Community Housing for existing and future generations, such as Stakeholder Deeds, or the use of covenants, encumbrances or similar legal instruments.

RELOCATION
Means the direct sale or hire to the public from any site, and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment, but excludes recreational activities.

RETENTION MECHANISM
Means those binding agreements which ensure the long term affordability of Community Housing for existing and future generations, such as Stakeholder Deeds, or the use of covenants, encumbrances or similar legal instruments.

RETIREMENT VILLAGE
Means the development of residential units (either detached or attached) and associated facilities for the purpose of accommodating retired persons. This use includes any services or amenities provided on the site such as shops, restaurants, medical facilities, swimming pools and recreational facilities and the like which are to be used exclusively by the retired persons using such accommodation.

RIGHT OF WAY
Means an area of land over which there is registered a legal document giving rights to pass over that land to the owners and occupiers of other land.

RIVER

ROAD
Means road as defined in section 315 of the Local Government Act 1974.

ROAD BOUNDARY
Means any boundary of a site abutting a legal road (other than an accessway or service lane) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.

ROOPU KAITIAKI
Means guardian group.

RURAL SELLING PLACE
Means any land, building or part of a building located in a rural or rural living zone, on or in which farm or garden produce, wine or handcrafts are offered for sale by wholesale and/or retail.

SANDWICH BOARD
Means a self-supporting and portable sign.

SECONDARY REAR ACCESS LANE
In the Mount Cardrona Station Special Zone means any road, access lane or access lot established at the time of subdivision for the purpose of providing side or rear access for vehicular traffic to any site or sites.

SECONDARY UNIT
In the Mount Cardrona Station Special Zone means a residential activity that:
• Consists of no more than one unit in the same ownership as the residential unit; and
• Has a gross floor area of between 35m² and 60m² (excluding accessory buildings); and
• Contains no more than one kitchen and one laundry; and
• Is within the same certificate of title as the residential unit.

SECONDHAND GOODS OUTLET (Three Parks and Industrial B Zones)
Means a business primarily engaged in selling pre-used merchandise and without limiting the generality of this term, includes:
• antique dealers;
• auctioneers;
• charity shops;
• pawnbrokers;
DEFINITIONS

SERVICE ACTIVITY
Means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods.

SERVICE LANE
Means service lane as defined in Section 315 of the Local Government Act 1974.

SERVICE STATION
Means any site where the dominant activity is the retail sale of motor vehicle fuels, including petrol, LPG, CNG, and diesel, and may also include any one or more of the following:
- The sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles;
- Mechanical repair and servicing of motor vehicles, including motor cycles, caravans, boat motors, trailers, except that in any Residential, Town Centre or Township Zone, the mechanical repairs of motor vehicles and domestic garden equipment shall not include panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding;
- Inspection and/or certification of vehicles;
- The sale of other merchandise where this is an ancillary activity to the main use of the site.

SETBACK
Means the distance between a building and the boundary of its site. Where any building is required to be set back from any site boundary, no part of that building shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated from the proposed final site boundary. The setback distance shall only apply to buildings at ground, or above ground level.

SH6 ROUNDABOUT WORKS
Means the construction of a roundabout at the intersection of Stalker Road, Lower Shotover Road and State Highway 6 being generally in accord with the indicative roundabout intersection design in Appendix 7 Diagram 5, including:
(a) Two lane entry and exits on the State Highway 6 legs;
(b) The relocation of the northern end of Stalker Road where it joins State Highway 6 approximately 80 metres eastwards in order to provide the fourth leg to the roundabout; and
(c) All works to be implemented as part of the construction of the roundabout including earthworks, vegetation removal and planting, standard of construction, lighting, road markings, provision for cyclists, and any roading and other works incidental to the construction of that roundabout.

SHOWROOM
Means any defined area of land or a building given over solely to the display of goods. No retailing is permitted unless otherwise specifically provided for in the zone in which the land or building is located.

SIGN and SIGNAGE
Means:
(a) any external name, figure, character, outline, display, delineation, announcement, design, logo, mural or other artwork, poster, handbill, banner, captive balloon, flag, flashing sign, flatboard, free-standing sign, illuminated sign, moving signs, roof sign, sandwich board, streamer, hoarding or any other thing of a similar nature which is:
   i) intended to attract attention; and
   ii) visible from a road or any public place; and
(b) all material and components comprising the sign, its frame, background, structure, any support and any means by which the sign is attached to any other thing;
(c) Includes any sign written vehicle/trailer or any advertising media attached to a vehicle/trailer.

Note: This does include corporate colour schemes.

Sign Area:
The area of a sign means the surface area of a sign and the area of a sign includes all the area actually or normally enclosed, as the case may be, by the outside of a line drawn around the sign and enclosing the sign.

Sign Types:
Above Ground Floor Sign
means a sign attached to a building above the verandah or above 3 metres in height from the ground.

Arcade Directory Sign
means an externally located sign which identifies commercial activities that are accessed internally within a building or arcade.

Banner
means any sign made of flexible material, suspended in the air and supported on more than one side by poles or cables.

Flag
means any sign made of flexible material attached by one edge to a staff or halyard and includes a flagpole.

**Flashign Sign**
means an intermittently illuminated sign.

**Flat Board Sign**
means a portable flat board sign which is not self-supporting.

**Free Standing Sign**
means any sign which has a structural support or frame that is directly connected to the ground and which is independent of any other building or structure for its support; and includes a sign on a fence.

**Hoarding**
means any sign that is for purely commercial brand awareness purposes and which does not relate to land use activity conducted on the site.

**Moving Sign**
means a sign other than a flag or a banner that is intended to move or change whether by reflection or otherwise.

**Off-Site Sign**
means a sign which does not relate to goods or services available at the site where the sign is located and excludes a Hoarding.

**Roof Sign**
means any sign painted on or attached to a roof and any sign projecting above the roof line of the building to which it is attached.

**Sandwich Board**
means a self-supporting and portable sign.

**Signage Platform**
means a physical area identified for the purpose of signage.

**Temporary Event Sign**
means any sign established for the purpose of advertising or announcing a single forthcoming temporary event, function or occurrence including carnivals, fairs, galas, market days, meetings exhibitions, parades, rallies, filming, sporting and cultural events, concerts, shows, musical and theatrical festivals and entertainment; but does not include Electioneering Signs, Real Estate Signs, Construction Signs, a Land Development Sign, Off-Site Sign or Temporary Sale Sign.

**Temporary Sale Sign**
means any sign established for the purpose of advertising or announcing the sale of products at special prices.

**Under Verandah Sign**
means a sign attached to the underside of a verandah.

**Upstairs Entrance Sign**
means a sign which identifies commercial activities that are located upstairs within a building.

**Wall Sign**
means a sign attached to the wall of a building.

**SITE**
Means:

1. An area of land which is:
   i. comprised in a single lot or other legally defined parcel of land and held in a single Certificate of Title; or
   ii. comprised in a single lot or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council.

2. an area of land which is comprised in two or more adjoining lots or other legally defined parcels of land, held together in one certificate of title in such a way that the lots/parcels cannot be dealt with separately without the prior consent of the Council; or

3. an area of land which is comprised in two or more adjoining certificates of title where such titles are:
   i. subject to a condition imposed under section 37 of the Building Act or section 643 of the Local Government Act 1974; or
   ii. held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or

4. In the case of land not subject to the Land Transfer Act, the whole parcel of land last acquired under one instrument of conveyance;
### DEFINITIONS

**SITE – FRONT**

Means a site having one or more frontages to a road or private road, at least one such frontage to be not less than 6m.

**SITE – REAR**

Means a site which is situated generally to the rear or another site, both sites having access to the same road or private road, and includes sites which have no frontage to a road or private road of 6m or more.

**SKI AREA ACTIVITIES**

Means the use of natural and physical resources for the purpose of providing for:

- a) recreational activities either commercial or non-commercial
- b) chairlifts, t-bars and rope tows to facilitate commercial recreational activities,
- c) use of snow groomers, snowmobiles and 4WD vehicles for support or operational activities,
- d) activities ancillary to commercial recreational activities.

**STAKEHOLDER DEED**

Means a legal instrument between a developer or landowner and the Council that runs with the land, setting out those matters which may be achieved or delivered outside of the District Plan.

**STEP-IN PLAN**

Means a break in the continuity of an exterior wall of any building or block or line of residential units, whether of one or more storeys, by stepping the wall of the building or any unit or units a minimum specified distance measured at right angles to the long axis of the building on block or line of units.

**STOREY (Three Parks Zone)**

Means a habitable floor level and includes mezzanine levels, garages, bathrooms, and semi-basements. The following are not deemed to be a separate ‘storey’:

- Full basements/ cellars of no more than 40% of the total floor plate of the residential unit (excluding accessory buildings) and which have no external access;
- A change in level of up to 0.75m within a storey (as in the case of split level dwellings);
- Wholly underground carparks in the Commercial Core Subzone where the only visible frontage when viewed from ground level is the vehicle access.

**STRUCTURE**

Means any building, equipment device or other facility made by people and which is fixed to land and includes any raft.

**SUBDIVISION**

Shall have the same meaning as in the Resource Management Act 1991.

**TAOKA**

Means all things highly prized, including treasures, property a resource or even a person.

**TAUPARAPARA**

Means a saying or prose.

**TAVERN**

Means any premises used or intended to be used in the course of business principally for the provision to the public of liquor and other refreshments but does not include an airport bar.

**TELECOMMUNICATION FACILITY**

Means devices, such as aerials, dishes, antennae, wires, cables, casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings and telephone boxes, used for the transmitting, emission or receiving of communications.

**SOUND**

Sound shall have the same meaning as in NZS 6801:2008 Acoustics – Measurement of environmental sound and NZS 6802:2008 Acoustics – Environmental Noise.

**SPECIALTY RETAIL (Three Parks Zone)**

Any single retail tenancy which occupies less than or equal to 400m² of GFA. Refer definition of GFA

**e)** in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories.
### TEMPORARY ACTIVITIES

Means the use of land, buildings, vehicles or structure for activities of short duration that include the following, but are not limited to:
- Any temporary building, office, scaffolding storage shed, workshop, safety fences and other similar buildings and activities that are incidental to a building or construction project and located on the same site.
- Temporary military training activities carried out pursuant to the Defence Act 1990.
- Temporary storage or stacking or goods or materials.
- Carnivals, fairs, galas, market days, tents and marquees, meetings, exhibitions, parades, rallies, filming, sporting and cultural events.
- Concerts, shows, musical and theatrical festivals and entertainment.
- Temporary sale of food and beverages, including liquor.

### TEMPORARY WORKER HOUSEHOLD – IN THE THREE PARKS ZONE

Means a household whose members are employed in the District but maintain a primary residence outside of the District.

### TENANCY (Three Parks Zone)

Means one retail activity occupancy created by freehold, leasehold, licence, or any other arrangement to occupy.

### TIKANGA

Means customary values and practices.

### TINO RANGATIRATANGA

Means authority, chieflyship.

### TRADE WASTES

Means any public access route (excluding (a) roads and (b) public access easements created by the process of tenure review under the Crown Pastoral Land Act) legally created by way of a grant of easement registered after 11 December 2007 for the purpose of providing public access in favour of the Queenstown Lakes District Council, the Crown or any of its entities.

### UNDER VERANDAH SIGN

Means a sign attached to the under side of a verandah.

### UNIT

Means any residential unit, or visitor accommodation unit of any type.

### URBAN DEVELOPMENT

Means any development/activity within any zone other than the Rural Zones, including any development/activity which in terms of its characteristics (such as density) and its effects (apart from bulk and location) could be established as of right in any such zone; or any activity within an urban boundary as shown on the District Planning Maps.

### URBAN GROWTH BOUNDARY

Means a boundary shown on the Planning Maps identified as a boundary which provides for and contains existing and future urban development within an urban area.

### UTILITY

Means:
- a. transformers, lines and necessary incidental structures and equipment for the transmissions and distribution of electricity.
- b. pipes and necessary incidental structures and equipment for transmitting and distributing gas;
- c. storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage;
- d. water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks);
- e. structures, facilities, plant and equipment for the treatment of water.
- f. structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications (see definition of telecommunication facilities).
- g. structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards;
- h. structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards.
- i. structures, facilities, plant and equipment necessary for navigation by water or air.
- j. waste management facilities.

Utility does not include structures or facilities used for electricity generation, the manufacture and storage of gas, or the treatment of sewage.

### VEGETATION CLEARANCE

Means the felling, clearing or modification of trees or any vegetation by cutting, crushing, cultivation, spraying or burning. Clearance of vegetation shall have the same meaning.

### VEHICLE CROSSING

Means the formed and constructed vehicle entry/exit from the carriageway of any road up to and including that portion of the road boundary of any site across which vehicle entry or exit is obtained to and from the site, and includes any culvert, bridge or tunneling.

### VERANDAH

Means a roof of any kind which extends out from a face of a building and continues along the whole of that face of the building.

### VISITOR ACCOMMODATION

Means the use of land or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor/guest is less than 3 months; and
- (i) Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers’ accommodation, bunkhouses, tourist houses, lodges, homestays, and the commercial letting of a residential unit; and
DEFINITIONS

WETLAND
Shall have the same meaning as in the Resource Management Act 1991 being, “includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions”.

WHAKAPAPA
Means genealogy.

WHENUA
Means land.

WHOSEALING (Three Parks and Industrial B Zones)
Means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers

YARD BASED INDUSTRIAL ACTIVITY
Means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing or associated storage of goods, where no more than 40% of the site is covered by built form.

YARD BASED SERVICE ACTIVITY
Means the use of land and buildings for the primary purpose of the transport, storage, maintenance and repair of goods, where no more than 40% of the site is covered by built form.

YARD BASED SUPPLIER (Three Parks and Industrial B Zones)
Means any retail activity selling or hiring products for construction or external use (which, for the avoidance of doubt, includes activities such as sale of vehicles and garden supplies), where more than 50% of the area devoted to sales or display is located in covered or uncovered external yard or forecourt space as distinct from within a secured and weatherproofed building. For the purpose of this definition, areas of a site providing rear access and all other areas devoted to customer, staff and service vehicle access and parking (including parking driveways) are not to be included in the extent of yard area devoted to sales or display. Drive-in or drive-through covered areas devoted to storage and display of construction materials (including covered vehicle lanes) will be deemed yardspace for the purpose of this definition.

ZONE STANDARDS
2037 NOISE STANDARDS
For an explanation of this term, refer to Part 1.4 of this Plan.

2037 NOISE CONTOURS
Means the predicted airport noise contours for Queenstown Airport for the year 2037 in 1dB increments from 70dB Ldn to 55dB Ldn inclusive. Note: These contours shall be available from the Council and included in the Airport Noise Management Plan.

2037 60 dB NOISE CONTOUR
Means the predicted 60 dB Ldn noise contour for Queenstown Airport for 2037 based on the 2037 Noise Contours.

VISUALLY OPAQUE FENCE
Means a fence located within the front setback of a property that is composed primarily of solid materials through which little or no view or light can be gained when seen from an elevation drawn parallel to the fence line. Brick, solid panel or overlapping boards are examples of opaque materials while live landscape planting is not considered opaque.

WAAHI TAOKA
Means a treasured place/valued possession.

WAAHI TAPU
Means a sacred place.

WALL SIGN
Means any sign attached to a wall within the ground floor area.

WASTE
Means any contaminant, whether liquid solid, gaseous, or radioactive, which is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an adverse effect on the environment, and which includes all unwanted and economically unusable by-products at any given place and time and any other matters which may be discharged accidentally or otherwise, to the environment.

WASTE MANAGEMENT FACILITY
Means a site used for the deposit of solid waste onto or into land, but excludes:

a) sites on production land where the disposal of waste generated from that land takes place, not including any dead animal material or waste generated from any industrial trade or process on that productive land, and;

b) sites used for the disposal of vegetative material. that shall be free of hazardous substances and wastes and may include soil that is attached to plant roots.

c) Cleanfill Facilities.

WATERBODY
Shall have the same meaning as in the Resource Management Act 1991.

(ii) May include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are associated with the visitor accommodation activity.

For the purpose of this definition:

(a) The commercial letting of a residential unit in (i) excludes:

- A single annual let for one or two nights.
- Homestay accommodation for up to 5 guests in a Registered Homestay.
- Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home.

(Refer to respective definitions).

(b) “Commercial letting” means fee paying letting and includes the advertising for that purpose of any land or buildings.